

**780047 RGE RD 242a
Watino, Alberta**

MLS # A2142557



\$260,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,705 sq.ft. | Age: | 1976 (48 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 15.56 Acres | | |
| Lot Feat: | Beach, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Many Trees, Orchard | | |

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|--------------------|--------------------------|-------------------|---------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | 3-78-24-W5 |
| Exterior: | See Remarks | Zoning: | ag restricted |
| Foundation: | Block, See Remarks | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: sheds

15.44 ACRES BORDERING THE RIVER IN WATINO! This property was at one point a market garden, and can be turned back into one if you wish. There is an orchard with apples, crab apples, apple crabs, 3 types of plums, saskatoons, and rhubarb. The land is fertile and great for gardening, and is organic. You have beautiful mature trees, and plenty of bush as well. The gorgeous yard is perfect for relaxing or entertaining. There is plenty of water in the well that never runs low. The 1700 sf home has 4 bedroom and features a large living room, bright kitchen with lots of counters open to dining area. You have main floor laundry, office, and attached garage, with a pit to work on your car. The walk out basement is huge and boasts a wine making room, huge storage, and cold rooms for root cellar and wine cellar, bathroom, water treatment system, and new central vac. The main area downstairs is left to your development. The basement is made of cinder block and is dry. Properties along the river do not come up often, and This could be your dream home. Call to view today.